

**CAPITAL  
Development  
BOARD**

**Building a Better Illinois**

Pat Quinn, Governor

Peter O'Brien, Sr., Chairman

**BOARD BOOK**

**December 10, 2013**

**10:30 a.m.**

**Video-Conference between:**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois**

**Illinois Dept. of Transportation  
1102 East Port Plaza  
Collinsville, Illinois**

**Robert Oxtoby Board Room  
Wm. G. Stratton Office Building  
401 S. Spring St., 3rd Floor  
Springfield, Illinois**

**BOARD MEMBERS:**

Peter O'Brien, Sr., Chairman  
Glyn Ramage  
Michael Chin  
Stewart Muñoz  
Miles Beatty  
Anthony Garippo

**Jim Underwood, Executive Director**



**CAPITAL DEVELOPMENT BOARD**

**December 10, 2013, 10:30 a.m.  
Video-Conference  
between  
the following three locations:**

**James R. Thompson Center**  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois

**Robert Oxtoby Board Room**  
3<sup>rd</sup> Floor Stratton Building  
401 S. Spring Street  
Springfield, Illinois

**IDOT Office**  
1102 East Port Plaza  
Collinsville, Illinois

- 1. **CALL TO ORDER**
- 2. Roll Call of Members
- 3. Confirmation of a Quorum
  
- PRELIMINARY ITEMS**
- 4. Adoption of Agenda
- 5. Approval of November 13, 2013 Minutes ..... 1-5
- 6. Introduction of Guests
  
- BOARD ACTION**
- 7. Proceed Orders
  - University of Illinois at Urbana-Champaign ..... 6-9
  - University of Illinois at Urbana-Champaign .....10-14
- 8. Staff Recommendations for Architect/Engineer Selections
  - PSB 191 .....15-21
  
- INFORMATIONAL ITEM**
- 9. Logan Correctional Center - Change Order G-1.....22-24
  
- EXECUTIVE SESSION**

staff contact: Amber Evans  
217.782.8726

SUBJECT: Meeting Minutes for November 12, 2013 Board Meeting

The November 12, 2013 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Stewart Muñoz  
Miles Beatty  
Anthony Garippo

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Tom Klein, CDB  
Terry Krause, BSA Lifestructures  
Keith Horton, CDB  
Mario Planera, Planera Architects  
Karla Springer, CDB  
Gilbert Villegas, CDB  
Mike Wilson, CDB  
Andrea Bauer, CDB  
Yves Jeanty, TAEL  
Heather Hammerle, Bailey Edward Design  
Paul Boland, Henneman Engineering  
Tom Brauer, 4240 Architecture  
John Lanctot, CDB  
Joseph Vitowsky, U of I  
Joe Rives, WIU  
Bill Brewer, WIU  
Jesse Martinez, CDB  
James Cockrell, CDB  
Micaela Vidaña, CDB  
Martin Lareau, South Suburban College  
Rick Ward, Turner Construction  
Annie Hull, LCM Architects  
Barbara Falconer, LCM Architects  
Dennis Vovos, Holabird & Root  
Ron Wright, CDB

**Springfield**

Amber Evans, CDB  
Sherri Sullivan, CDB  
Gary Kitchen, CDB  
Ed James, CDB  
Don Broughton, CDB  
Marcy Joerger, CDB  
Nancy Fuchs, CDB  
Paula Sorensen, CDB  
Josh Weger, CDB  
Gus Behnke, CDB  
Kirk Fernandes, CDB  
Lisa Mattingly, CDB  
Amy Romano, CDB  
Steve Lehman, CORE Construction  
Angela Davis, CPO  
Lorri Rosenfeldt, CPO

Chairman O'Brien called the meeting to order at 10:43 a.m.

Amber Evans took roll call. For the record, Chairman O'Brien and members Stewart Muñoz, Miles Beatty and Anthony Garippo were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

Mr. Muñoz moved and Mr. Beatty seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the minutes of the October 8, 2013 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Mr. Ron Wright presented the following Proceed Orders and introduced Mr. Paul Boland with Henneman Engineering who further explained the project and answered questions from Board members:

**PROCEED ORDER – Supreme Court Building**

Renovate Supreme Court Building  
Springfield, Sangamon County, Illinois  
CDB Project No. 007-010-023  
A/E: 4240 Architecture, Inc.

<b>Proceed Order No. P-06.....</b>	<b>\$69,600.00</b>
<b>Proceed Order No. H-02.....</b>	<b>\$49,500.00</b>
<b>Proceed Order No. V-03.....</b>	<b>\$53,544.00</b>
<b>Proceed Order No. E-07.....</b>	<b><u>\$115,000.00</u></b>
<b>Total not-to-exceed amount.....</b>	<b>\$287,644.00</b>

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the proceed orders. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Change Orders and answered questions from Board members:

**CHANGE ORDER – Illinois State University**

Life Safety Improvements - Turner & Stevenson Halls

Normal, McLean County, Illinois

CDB Project No. 821-010-095

A/E: Clark Dietz, Inc.

<b>Change Order No. G-032 .....</b>	<b>\$411,988.17</b>
<b>Change Order No. P-03.....</b>	<b>\$401,706.28</b>
<b>Change Order No. V-012.....</b>	<b>\$ 6,110.00</b>
<b>Change Order No. TC-05 .....</b>	<b>\$ 2,199.23</b>
<b>Change Order No. E-017R.....</b>	<b>\$ 58,780.87</b>
<b>Change Order No. FP-04 .....</b>	<b>\$ 1,808.47</b>

**TOTAL CHANGE ORDERS: \$882,603.02**

The CPO office requested that CDB identify dollars paid against the original proceed orders for these change orders. Mr. Wright identified that to the Board.

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the change orders. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. James Cockrell presented the following A/E selection recommendation:

1.	546-080-010	<b>DEPARTMENT OF MILITARY AFFAIRS</b>	Appropriation:
		Renovate Armory	\$2,375,000
		Northwest Armory	Project Cost:
		Chicago, Cook County, Illinois	\$2,375,000
		1. Bauer Latoza Studio, Ltd.	
		2. AltusWorks, Inc.	
		3. Bailey Edward Design, Inc.	

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation:

2.	805-030-020	<b>BOARD OF HIGHER EDUCATION</b> Correct Water Infiltration - Academic Building Illinois Math and Science Academy Aurora, Kane County, Illinois 1. Globetrotter Engineering Corporation 2. Kathleen O'Donnell, PC 3. Cordogan, Clark & Associates, Inc.	Appropriation: \$3,500,000 Project Cost: \$3,500,000
----	-------------	---	---

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation and introduced Mr. Martin Lareau with South Suburban College who further explained the project and answered questions from Board members:

3.	810-094-025	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Allied Health Facility South Suburban College South Holland, Cook County, Illinois 1. The Architects Enterprise, Ltd. 2. Planera Architects, Inc. 3. LCM Architects, L.L.C.	Appropriation: \$5,000,000 Project Cost: \$52,587,000
----	-------------	---	--

Mr. Garippo moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Higher Ed A/E selection recommendation and introduced Mr. Joe Rives and Mr. Bill Brewer with Western Illinois University who further explained the project and answered questions from Board members:

1.	818-020-006	<b>BOARD OF HIGHER EDUCATION</b> Construct Riverfront Campus - Phase III Western Illinois University Quad Cities Campus Moline, Rock Island County, Illinois 1. Holabird & Root, LLC 2. OWP/P Cannon Design, Inc. 3. BLDD Architects, Inc.	Appropriation: \$50,000 Project Cost: \$34,600,000
----	-------------	---	---

Mr. Muñoz commended the college for adhering to the QBS process.

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell presented the following Design Build selection recommendation and introduced Mr. Joe Vitowsky with the University of Illinois who further explained the project and answered questions from Board members:

1.	830-010-332	<b>BOARD OF HIGHER EDUCATION</b> Construction of an Integrated Bioresearch Laboratory (IBRL) University of Illinois at Urbana-Champaign Urbana, Champaign County, Illinois 1. Core Construction Services of Illinois	Appropriation: \$20,991,321 Project Cost: \$20,991,321
----	-------------	--	---

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the previous recommendation for the design build selection. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Muñoz and Mr. Wright presented a report from the last meeting of the Construction Management sub-committee.

Director Underwood gave a brief personnel update.

Mr. Muñoz moved and Mr. Garippo seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:29 a.m.

## Executive Summary for Board Level Proceed Order

**CDB Project No. 830-010-331**  
**Project Description: Construct Electrical and Computer Engineering Building**  
**Project Location: University of Illinois at Urbana-Champaign**  
**Urbana, Champaign County, Illinois**

### **Project History:**

This project is the construction of a new, approximately 230,000 square-foot Electrical and Computer Engineering Building (ECE) which will serve as the department's center of research and education. ECE is located in the North Engineering Quad on the campus.

The building is organized into two distinct areas; a five-story lab and research tower (Area A) and a three-story classroom building (Area B). These two elements are connected by a three-story atrium which forms a large volume entrance and gathering space.

The site improvements include all new walkways surrounding the site. New plazas will be installed the main entrance on the East and smaller entrance on the Southwest corner of the building. Vehicular access is included with all new curb and gutter along Wright Street. New site lighting is to be installed. The entire site will be landscaped with trees, shrubs, and ground cover.

### **Requested Action:**

We are requesting approval of a not-to-exceed Proceed Order G-34, in the amount of \$295,000.00, which adds the projection screens and lifts to the project. Equipment and installation was omitted from the contract documents. Infrastructure for the equipment is in place per the contract documents. The associated RFP/CO G-100 incorporates all front-mounted projection screens and motorized projector lifts to be added to the project scope and contract per Audio Visual drawings and specification Section 27 41 13 entitled "Architecturally Integrated Audiovisual Equipment."

*Note: The resulting change order will be coded as an "A/E Omission."*

<b>Project Number:</b>	830-010-331	<b>Using Agency:</b>	University of Illinois at Urbana-Champaign
<b>Description:</b>	Construct Electrical and Computer Engineering Bldg UIUC Urbana, IL	<b>Architect/Engineer:</b>	SmithGroupJJR 35 E. Wacker Drive, Suite 2200 Chicago, IL 60601
<b>Total Project Budget:</b>	\$85,297,329	<b>Project Manager:</b>	Chris MacGibbon
<b>Unobligated Funds:</b>	\$4,163,692.91		
<b>Percent Completion:</b>	67%		

**Reason for Change:**

All front projection screens and motorized projector lifts must be added to project scope and contract. This permanent equipment and installation was omitted from the contract documents. Infrastructure for the equipment is in place per the contract documents. Screen sizes range from 57.5" x 92" up to 146" x 260" to be installed in approximately forty rooms. The rooms consist of classrooms, auditoriums, conference rooms, laboratories, and group study rooms. Material delivery is estimated at sixty days and install duration is estimated at sixty days.

**Description of Change:**

All front projection screens and motorized projector lifts are to be added to project scope and contract per RFP/CO G-100 (attached). RFP/CO G-100 incorporates all front mounted projection screens and motorized projector lifts to be added to project scope and contract per Audio Visual drawings. A/V reference sheets with detailed descriptions for the change are as follows: AV201, AV201A, AV202, AV202A, AV203, AV203A, AV205, AV205A, AV206, AV206A, AV207, AV209, AV211, AV212, AV213, AV214, AV215, AV216, AV217, AV218, AV219, AV220, AV221, AV222, AV223, AV301, AV302, AV400. This change also incorporates section 27 41 13 – Architecturally Integrated Audiovisual Equipment.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Williams Brothers Construction, Inc.	General	\$ 295,000.00	\$ 71,099,000.00	0.4%
<b>Total All Change Orders</b>		<b>\$ 295,000.00</b>	<b>\$ 71,099,000.00</b>	<b>0.4%</b>
<b>Completion Effect: 130 days</b>				

**PROCEED ORDER NO. G34**

CDB PROJECT NO.: 830-010-331

CONTRACT NO.: 12-0449-41

DATE: November 21,  
2013

**CONTRACTOR (Name, Address)**  
Williams Brothers Construction, Inc.  
PO Box 1366  
Peoria, Illinois 61654

**PROJECT (Name, City, County)**  
Construct ECE Building  
Urbana  
Champaign County

Contract Work: General Using Agency: UIUC

**DESCRIPTION OF CHANGE IN WORK:**

All front projection screens and motorized projector lifts are to be added to project scope and contract per RFP/CO G-100 (attached).

**Justification for the proceed order:**

All front projection screens and motorized projector lifts to be added to project scope and contract. Equipment and installation was omitted from the contract documents. Infrastructure for the equipment is in place per the contract documents. Work must proceed in order to maintain the schedule, material delivery is estimated at sixty days and install duration is estimated at sixty days.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 295,000.00

Contractor Representative's Signature

Joseph Miller

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$24, 999)

[Signature] 11/22/13  
Project Manager Date

(Up to \$49, 999)

[Signature] 11.22.13  
Regional Manager Date

(Up to \$74,999)

[Signature] 11/22/13  
Construction Administrator Date

(Up to \$100,000)

[Signature] 12-01-13  
Deputy Director - Construction Date

If Board Level insert  
Agenda Item No. \_\_\_\_\_

Executive Director \_\_\_\_\_  
and Board Meeting Date \_\_\_\_\_

# SMITHGROUPJJR

Chris MacGibbons  
Capital Development Board  
401 South Spring Street  
Springfield, IL 62706

RE: Electrical and Computer Engineering Building  
University of Illinois  
CDB Project Number 830-010-331  
RFP G-100, AV Revisions

November 20, 2013

Dear Mr. MacGibbon,

The Electrical and Computer Engineering Building contract documents including architectural, electrical & technology and AV reference drawings included the infrastructure for the projection screens and motorized projector lifts, with the understanding that the actual projections screens, lifts and associated AV equipment would be issued in a separate AV package thru the University. This was consistently represented throughout the development of the construction documents. It is our understanding that the Using Agency would like the screens, lifts and associated installation to be included in the scope of the base building construction.

In order to support current construction efforts we agree that the scope of work contained in RFP G-100 be issued within a Proceed Order.

Regards,



Carolina E. Lopez, AIA, LEED AP

Principal, Project Manager

cc: Kirk Fernandes, CDB

## Executive Summary for Board Level Proceed Order

**CDB Project No.** 830-010-331  
**Project Description:** Construct Electrical and Computer Engineering Building  
**Project Location:** University of Illinois at Urbana-Champaign  
Urbana, Champaign County, Illinois

### Project History:

This project is the construction of a new, approximately 230,000 square-foot Electrical and Computer Engineering Building (ECE) which will serve as the department's center of research and education. ECE is located in the North Engineering Quad on the campus.

The building is organized into two distinct areas; a five-story lab and research tower (Area A) and a three-story classroom building (Area B). These two elements are connected by a three-story atrium which forms a large volume entrance and gathering space.

The site improvements include all new walkways surrounding the site. New plazas will be installed the main entrance on the East and smaller entrance on the Southwest corner of the building. Vehicular access is included with all new curb and gutter along Wright Street. New site lighting is to be installed. The entire site will be landscaped with trees, shrubs, and ground cover.

### Requested Action:

We are requesting approval of a not-to-exceed Proceed Order G-29R, in the amount of \$203,260.00, which provides for work associated with the relocation of fire alarm devices, electrical devices, speakers, acoustical treatments, column revisions, and marker boards including changes in marker board sizes on the first through the fifth floors of Area A per pending RFP/CO G-106. Changes are required as the contract drawings did not coordinate, resulting in in-wall conflicts that must be resolved.

Proceed Order G-29 was issued and approved in the amount \$24,500.00 to complete the associated work on the fourth and fifth floors as it was the most critical to the schedule. CDB and the design team had no reason to expect the cost increase would be this great for the first, second and third floors based on the pricing for Proceed Order G-29.

The Contractor was notified that the pricing will be subject to A/E review and CDB Estimating when the contract action is formally submitted as RFP/CO 106, and coded as an "A/E Error."

<b>Project Number:</b> 830-010-331	<b>Using Agency:</b> University of Illinois at Urbana-Champaign
<b>Description:</b> Construct Electrical and Computer Engineering Bldg UIUC Urbana, IL	<b>Architect/Engineer:</b> SmithGroupJJR 35 E. Wacker Drive, Suite 2200 Chicago, IL 60601
<b>Total Project Budget:</b> \$85,297,329	<b>Project Manager:</b> Chris MacGibbon
<b>Unobligated Funds:</b> \$4,163,692.91	
<b>Percent Completion:</b> 67%	

**Reason for Change:**

Changes are required as the contract drawings did not coordinate disciplines properly resulting in in-wall conflicts that must be resolved. This work impacts the project schedule as it relates to the installation of interior finishes.

Proceed Order G-29 was issued and approved in the amount \$24,500.00 to complete the associated work on the 4th and 5th floors as it was the most critical to the schedule. CDB and the design team had no reason to expect the cost increase would be this great for floors 1 through 3 based on the pricing for PO G-29. CDB and the A/E feel that the pricing is exorbitant and have expressed our concerns with the Contractor. The Contractor was notified that the pricing will be subject to A/E review and CDB Estimating when the contract action is formally submitted as RFP/CO 106.

**Description of Change:**

Scope of work provides for work associated with the relocation of fire alarm devices, electrical devices, speakers, acoustical treatments, column revisions, and marker boards including changes in marker board sizes on the 1st through the 5th floors of Area A per RFP/CO G-106.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
Williams Brothers Construction, Inc.	General	\$ 203,260.00	\$ 71,099,000.00	0.3%
<b>Total All Change Orders</b>		<b>\$ 203,260.00</b>	<b>\$ 71,099,000.00</b>	<b>0.3%</b>

**Completion Effect:** 30 days

**PROCEED ORDER NO. G29R**

CDB PROJECT NO.: 830-010-331

CONTRACT NO.: 12-0449-41

DATE: November 8, 2013

**CONTRACTOR (Name, Address)**  
Williams Brothers Construction, Inc.  
PO Box 1366  
Peoria, Illinois 61654

**PROJECT (Name, City, County)**  
Construct ECE Building  
Urbana  
Champaign County

Contract Work: General Using Agency: UIUC

**DESCRIPTION OF CHANGE IN WORK:**

Scope of work provides for work associated with the relocation of fire alarm devices, speakers, and marker boards including changes in marker board sizes on the 4<sup>th</sup> and 5<sup>th</sup> floors of Area A per RFP/CO G-106 (attached).

Revision:  
*Scope of work provides for work associated with the relocation of fire alarm devices, electrical devices, speakers, acoustical treatments, column revisions, and marker boards including changes in marker board sizes on the 1<sup>st</sup> through the 5<sup>th</sup> floors of Area A per RFP/CO G-106 (attached).*

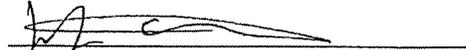
**Justification for the proceed order:**

The changes are necessary to avoid wall conflicts in identified rooms. This PO is only for work on the 4<sup>th</sup> and 5<sup>th</sup> floors as it is the most critical at this time. The work must proceed in order to maintain the schedule, specifically the installation of gypsum. Infrastructure must be completed prior to the installation of the walls.

Revision:  
*The changes are necessary to avoid wall conflicts in identified rooms. This proceed order includes the changes for all floors and incorporates the full scope of RFP/CO G-106 as the work has become critical. The work must proceed in order to maintain the schedule, specifically the installation of gypsum. Infrastructure should be completed prior to the installation of the walls but may not be possible.*

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED:** \$ 203,260.00

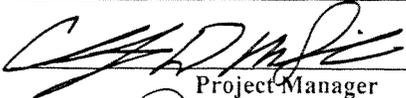
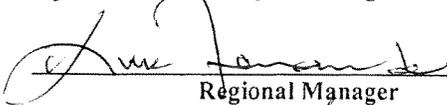
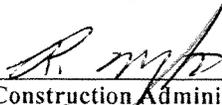
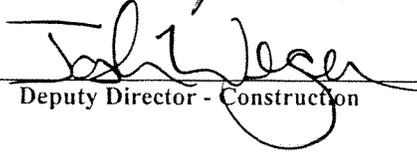
**Contractor Representative's Signature**



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

		<u>11/19/13</u>
	Project Manager	Date
(Up to \$24,999)		<u>11.21.13</u>
	Regional Manager	Date
(Up to \$49,999)		<u>11/21/13</u>
	Construction Administrator	Date
(Up to \$74,999)		<u>12-01-13</u>
	Deputy Director - Construction	Date
(Up to \$100,000)	_____	_____
	Executive Director	Date
If Board Level insert Agenda Item No. _____	_____	_____
	and Board Meeting Date	

# SMITHGROUPJJR

Chris MacGibbons  
Capital Development Board  
401 South Spring Street  
Springfield, IL 62706

November 21, 2013

RE: Electrical and Computer Engineering Building  
University of Illinois  
CDB Project Number 830-010-331  
RFP G-106R Marker Board and Power/Data/AV Coordination

Dear Mr. MacGibbon,

In reviewing and responding to RFI-592 (issued on 10/14/13) and RFI-600 (issued on 10/15/13), the AE determined that WBCI and their subcontractors failed to review all of the related construction drawings prior to the installation of in-wall devices, as required by contract. The result of this failure is that interior trades were installing blocking for marker boards at the same location as in-wall device rough-ins.

Upon our AE team's recognition of this, we proactively conducted a global review of all as-built in-wall device rough-ins with the contract documents for the Contractor. From this review, the AE issued clarifications in ASI-122 and 124 and changes to the contract in RFP G-106R, thus mitigating potential added costs to the project and delays in drywall finish installation.

RFP G106R contains corrections to minor conflicts with power/data location and AV rough-in locations, four enlarged column enclosures to address column splices and reductions in marker board sizes to accommodate as-built wall device locations.

In order to support current construction efforts we agree that the scope of work contained in RFP G-106R be issued within a Proceed Order.

Regards,



Carolina E. Lopez, AIA

**SUBJECT: Staff Recommendations for Board Selection of Architect/Engineer**

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
102-118-019	Improve Boat Access Department of Natural Resources Morrison-Rockwood State Park Morrison, Whiteside County  <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>  <i>Artisan Consulting Engineers, Inc.</i> <i>Bowman Consulting Group, Ltd.</i> <i>Missman, Inc.</i>	\$350,000
104-212-013	Renovate Administration Building and First Bay Historic Preservation Agency Pullman Factory Historic Site Chicago, Cook County  <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>  <i>Bauhs Dring Main, Ltd.</i> <i>Johnson Lasky Architects, Inc.</i> <i>Knight E/A, Inc.</i>	\$950,000
630-000-191	Construct Two Vactor Waste Structures - District 1 Department of Transportation Elgin, Kane County and Chicago, Cook County  <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>  <i>Bowman Consulting Group, Ltd.</i> <i>DLZ Illinois</i> <i>Snarr Giffen &amp; Associates, Inc.</i>	\$700,000
630-442-050	Renovate Records Center Department of Transportation Administration (Hanley) Building Springfield, Sangamon County  <i>FIRMS RECOMMENDED IN ALPHA ORDER:</i>  <i>Albers Studio + Design, Inc.</i> <i>ATSE Consultants, LLC</i> <i>Sarti Architectural Group, Inc.</i>	\$400,000

**SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineer***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
825-040-030	Infrastructure Upgrades - Three Buildings Southern Illinois University School of Medicine Springfield, Sangamon County	\$450,000

*FIRMS RECOMMENDED IN ALPHA ORDER:*

*Architectural Expressions, LLP  
BRiC Partnership, LLC*

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
December 10, 2013**

**CDB PROJECT NO:** 102-118-019

**PROJECT DESCRIPTION:** Improve Boat Access

**PROJECT LOCATION:** Department of Natural Resources  
Morrison-Rockwood State Park  
Morrison, Whiteside County

**APPROPRIATION AMOUNT:** \$ 350,000

**ESTIMATED TOTAL PROJECT COST:** \$ 350,000

**PROJECT SCOPE OF WORK:**

The Morrison-Rockwood State Park is a 1,164 acre park located in Whiteside County two and one-half miles north of Morrison near Route 78. Lake Carlton is the focal point of the park where visitors enjoy picnicking, camping, fishing, boating, hiking, equestrian trails and during winter, ice fishing and ice skating.

The scope of work provides for replacing the boat ramp, courtesy docks, shoreline protection, kiosk and other site amenities and improving ADA accessibility.

There are no MBE/FBE goals applied to the A/E team.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**

**December 10, 2013**

**CDB PROJECT NO:** 104-212-013

**PROJECT DESCRIPTION:** Renovate Administration Building and First Bay

**PROJECT LOCATION:** Historic Preservation Agency  
Pullman Factory Historic Site  
Chicago, Cook County

**APPROPRIATION AMOUNT:** \$ 950,000

**ESTIMATED TOTAL PROJECT COST:** \$ 950,000

**PROJECT SCOPE OF WORK:**

The Pullman Hotel Factory is a 287,000 square foot, two-building facility constructed in 1880.

The scope of work provides for constructing an enclosed area within the Pullman Hotel Factory to exhibit the Pullman 'Advance' Rail Car, including designing exhibit panels, viewing panels, as well as the means and methods required to support the rail car within the exhibit bay, conducting investigative surveys and any other work necessary to make the area code compliant. The scope of work also provides for rehabilitating the structure to achieve minimal levels of occupancy, installing environmental lighting systems, amending security systems and replacing elements of the roofing system, including all attendant accessories. The Illinois Historic Preservation Agency should be consulted during every phase of the project.

A combined MBE/FBE goal of 15 percent is applicable to the A/E Team.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
December 10, 2013**

**CDB PROJECT NO:** 630-000-191

**PROJECT DESCRIPTION:** Construct Two Vactor Waste Structures - District 1

**PROJECT LOCATION:** Department of Transportation  
Elgin, Kane County and Chicago, Cook County

**APPROPRIATION AMOUNT:** \$ 700,000

**ESTIMATED TOTAL PROJECT COST:** \$ 700,000

**PROJECT SCOPE OF WORK:**

The Elgin-Shales Parkway IDOT yard is an 8,478 square foot, two-building facility. The Stony Island location in Chicago will be a new site for the newly created vactor structure.

The scope of work provides for constructing two (Shales and Stony Island) covered vactor waste structures, including a concrete pad, installing an overflow storage tank, plumbing and associated piping. The scope also provides for site grading, storm water drainage control and landscape restoration.

The purpose of a vactor structure is to temporarily store and dewater sludge material removed from storm sewers and/or other drainage structures. A design team should include a civil, structural and geotechnical engineers familiar with site development, including foundation and drainage design.

A combined MBE/FBE goal of 15 percent is applicable to the A/E Team.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**

**December 10, 2013**

**CDB PROJECT NO:** 630-442-050

**PROJECT DESCRIPTION:** Renovate Records Center

**PROJECT LOCATION:** Department of Transportation  
Administration (Hanley) Building  
Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$ 400,000

**ESTIMATED TOTAL PROJECT COST:** To be Determined

**PROJECT SCOPE OF WORK:**

The Administration (Hanley) Building is a 277,091 square foot, four-story concrete and steel building constructed in 1965.

The scope of work provides for converting an approximately 12,000 square foot of existing office space into a record storage center, including removing several interior walls and all current drop ceiling tiles; repainting interior walls, installing a fire suppression system; replacing flooring; upgrading electrical, lighting and HVAC systems and any other work necessary to make the area code compliant. The scope also provides for relocating and consolidating multiple current condensed filing systems to this area, including installing new mechanical shelving units. Compliance with the National Fire Protection Association's (NFPA) 101 Life Safety Code is required.

A combined MBE/FBE goal of 15 percent is applicable to the A/E Team.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
December 10, 2013**

**CDB PROJECT NO:** 825-040-030

**PROJECT DESCRIPTION:** Infrastructure Upgrades - Three Buildings

**PROJECT LOCATION:** Southern Illinois University School of Medicine  
Springfield, Sangamon County

**APPROPRIATION AMOUNT:** \$ 450,000

**ESTIMATED TOTAL PROJECT COST:** \$ 450,000

**PROJECT SCOPE OF WORK:**

Southern Illinois University School of Medicine is a 288,626 square foot, five-building campus.

The scope of work provides for infrastructure upgrades at the Medical Instructional Facility (MIF), the Springfield Combined Laboratory Facility (SCLF) and the Springfield Combined Laboratory Facility Addition (SCLF-A), including replacing hot water heaters, steam condensate receivers, laboratory air and vacuum compressors, electrical steam generators and associated piping and valves. The scope also provides for upgrading air handling units, installing condensate water metering and condensate pumps to the boiler system and associated piping and valves and upgrading the outside air and exhaust duct systems.

There are no MBE/FBE goals applied to the A/E team.



Jim Underwood, Executive Director

## MEMORANDUM

Board Members  
Peter J. O'Brien, Sr.  
Chairman

Glyn M. Ramage  
Michael Y. Chin  
Stewart A. Munoz  
Miles W. Beatty, III  
Anthony J. Garippo

TO: Josh Weger, Deputy Director of Construction

FROM: Ron Wright, Administrator of Construction

DATE: November 21, 2013

SUBJECT: Change Order G-1 in the amount of \$89,645.36  
CDB #120-135-059  
Replace Roofing Systems  
Logan Correctional Center  
Lincoln, Logan County, Illinois

In early June 2013, during demolition on the first building, the contractor (Designed Roofing Systems) identified a solid wood soffit under the vented aluminum soffit at the eave of Building C2807. Upon further investigation, they found the same solid soffit under the eaves of the remaining six buildings. The soffit has 18" long openings cut about 15'-20' which provides the only ventilation for the roofing; well under the minimum requirements for an asphalt-shingled system. This problem has contributed to the deterioration of the existing roofs.

The contractor stated that in the discovery of the solid wood soffit, they found that the aluminum soffit had been stapled to the wood fascia. This makes it necessary to remove the metal fascia which has been face-nailed. With this type of attachment, removing the fascia leaves it unsuitable for reuse.

We are submitting Change Order G-1 in the amount of \$89,645.36 for your information. Although this change order does not require board approval, the associated Proceed Order G-1 in the not-to-exceed amount of \$120,000.00 required board approval and was submitted and approved at the July 9, 2013 Board Meeting.

RW/ssb

Wm. G. Stratton Building  
401 South Spring Street  
Third Floor  
Springfield, IL 62706-4050

James R. Thompson Center  
100 West Randolph Street  
Suite 14-600  
Chicago, IL 60601-3283

Dunn-Richmond Economic  
Development Center  
1740 Innovation Drive  
Suite 258  
Carbondale, IL 62903

IDOT District No. 3 Hdqtrs  
Second Floor  
700 East Norris Drive  
Ottawa, IL 61350

217.782.2864  
217.524-0565 FAX  
217.524.4449 TTD  
[www.cdb.state.il.us](http://www.cdb.state.il.us)

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 18 June 2013 RFP Number: G-1

<p>1. (Contractor's Name, Address, Telephone, Fax &amp; Attention)</p> <p>Designed Roofing Systems 4830 Jeffery Street Springfield, IL 62703 (217)585-1101 Fax (217)585-1141 Attn: Joe Anders e-mail: cjandersdrs@aol.com</p>	<p>CDB Project #: 120-135-059 CDB Project Name: Replace Roofing Systems &amp; Location: Logan Correctional Center, Lincoln, Logan County, IL</p> <p>CDB Contract #: 12005310 Contract Work: Roofing</p>
---	---

2. REQUEST for change by: Contractor

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:  
Undiscovered condition

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
Remove existing solid wood soffit under aluminum vented soffit and replace aluminum fascia on seven buildings.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
n/a

**IMPORTANT NOTICE**

Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:  
Work to be accomplished in 60 Calendar Days from Approval of RFPCO.  
NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED  
by the total sum of.....\$ ~~94,068.14~~  
**89,675.36**  
TC 10/28/13

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order  
A/E Firm Name: Pratt & Tucker Associates Inc.  
BY [Signature] signature

APPROVE as to form and content:  
USING AGENCY name Dept. of Corrections  
BY [Signature] signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER  
BY \_\_\_\_\_ signature

CDB/PM APPROVE  
[Signature] signature

CONTRACTOR DATE 10-22-13  
BY C. JOSEPH ANDERS print name  
[Signature] signature  
CORP. Sec title

CDB APPROVE change order DATE \_\_\_\_\_  
BY \_\_\_\_\_ print name  
\_\_\_\_\_ signature  
Executive Director title

8. FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
	<u>205</u>					<u>\$ 89,645.36</u>

**PROCEED ORDER NO. G-1**

CDB PROJECT NO.: 120-135-059

CONTRACT NO.: 13-0587-81

DATE: 6/18/13

CONTRACTOR (Name, Address)

Designed Roofing Systems, Inc.

4850 Jeffory Street

Springfield, Illinois 62703

PROJECT (Name, City, County)

Replace Roofing Systems

Logan Correctional Center

Lincoln, Logan County

Contract Work: General/Roofing Using Agency: Department of Corrections

**DESCRIPTION OF CHANGE IN WORK:**

Remove existing plywood from roof soffits on 7 buildings & replace with aluminum pre-painted ventilated soffit as stated in attached RFP/CO G-1.

**Justification for the proceed order:**

To allow the work to continue on schedule so the project may be completed on time. Since this work is being performed in a correctional facility it will also minimize the User's personnel required to accompany the contractor while all the work is performed.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ \$120,000.00

Contractor Representative's Signature

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$24, 999)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)

If Board Level insert  
Agenda Item No. \_\_\_\_\_

Janet H. Gucker 6/19/13  
Project Manager Date

Luke Jaraman 06.19.13  
Regional Manager Date

R. N. White 6/21/13  
Construction Administrator Date

John Jaeger 6-24-13  
Deputy Director - Construction Date

Jim McDonald / Gus Behm 7-11-13  
Executive Director Date

and Board Meeting Date

## FY14 CDB BOARD MEETING SCHEDULE

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 9, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 13, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 10, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 8, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 12, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 10, 2013	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 14, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 11, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 11, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 8, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 13, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 10, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference